



## Austin City Council MINUTES

**For** SPECIAL CALLED MEETING - OCTOBER 8, 1986 - 4:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

### City Council

Frank C. Cooksey  
Mayor

John Treviño, Jr.  
Mayor Pro Tem

Council Members  
Mark Rose  
Smoot Carl-Mitchell  
Sally Shipman  
George Humphrey  
Charles E. Urdy

Jorge Carrasco  
City Manager

Elden Aldridge  
City Clerk

### Memorandum To:

*Elden*

Mayor Pro Tem Trevino called to order the special called meeting of the Council, noting the absence of Mayor Cooksey. He announced the purpose of the meeting was to hear zoning cases. Council heard, closed the public hearings and passed through either first reading or all three readings for some cases and postponed others. Action was as follows:

#### a. Items continued from previous meetings:

(1)	-86	VALERO TRANSMISSION	908 Little Texas	From "SF-3"
	164	COMPANY AND	Lane	To Tr. 1 "p"
		WILLIAMSON CREEK	5700 Block South	Tr. 2 "p"
		CEMETERY	IH-35	RECOMENDED "p" and
		By City of Austin		incorporate fencing
				around cemetery.

POSTPONED TO 10/9/86 at 4:00 P.M.

#### b. Recommended by the Planning Commission, As Requested:

(2)	r-86	CITY OF AUSTIN	1021 West Braker	From "DR"
	167	By Dekker Wymer	Lane	To "p"
		Lewis, Inc.		RECOMMENDED
(3)	r-86	NASH PHILLIPS/	7000-7005, 7100-7101	From "SF-2"
	176	COPUS, INC.	Stirrup Bend	To Tr. 1 "GR"
		By J. Bradley	3421 W. Wm. Cannon	Tr. 2 "LO"
		Greenblum	Drive	RECOMMENDED
			(emergency passage of ordinance)	ORDINANCE
(4)	h-86	CAPITOL OF TEXAS	Capitol Square	From "UNZ"
	023	By City of Austin		To "UNZ-H"
				RECOMMENDED
				FIRST READING

- (5) r-86 PARKWAY SOUTH 12518 Research From "GR"  
175 DEVELOPMENT Boulevard To "CS-1"  
CORP. RECOMMENDED  
By By Sande Dodd- FIRST READING  
McCormick
- (6) -86 CITY OF AUSTIN Bell Mt. Drive From "DR" & "SF-2"  
183 To "RR"  
RECOMMENDED  
ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,  
6-0 Vote, Mayor Cooksey absent.)

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- (7) r-86 CROW-GOTESMAN- 10000 Research From "GR"  
185 SHAFER Boulevard, Suite To "CS-1"  
By Kristaponis 256 RECOMMENDED  
Gregory & Assoc. ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,  
5-0 Vote, Councilmember Rose abstained, Mayor Cooksey absent.)

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- (8) -86 MARINA P. 4203 James Casey From "LO"  
199 SIFUENTES To "LR"  
RECOMMENDED  
( emergency passage of ordinance)  
ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,  
6-0 Vote, Mayor Cooksey absent.)

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- (9) -86 ORION HOMES OF 1207-1213, 1217, From "SF-3"  
184 TEXAS, INC. 1219-1221, 1223, To "SF-6"  
By Mary Ann 1301, & 1303 RECOMMENDED  
McKinley Armadillo Road ORDINANCE  
1200, 1201, 1202,  
1203, 1204, 1205 &  
1206 Gingerlilly Cove  
6700, 6701, 6702,  
6703, 6704, 6705 &  
6706 Gold Moss Cove  
6602, 6604, 6701, 6703,  
6705, 6706, 6708, 6710,  
6712, 6714, & 6716  
6700-6706, 6701-6705  
Windrift Way

(On Councilmember Rose's motion, Councilmember Urdy's second, 6-0 Vote,  
Mayor Cooksey absent.)

- |      |      |                   |                     |                      |
|------|------|-------------------|---------------------|----------------------|
| (10) | 8-86 | WATERLOO          | 12184 & 12186       | From "LO" & "LR"     |
|      | 029  | DEVELOPMENT CO.   | Jollyville Road     | To "PUD" & "SF-6"    |
|      |      | By Terrence L.    |                     | RECOMMENDED          |
|      |      | Irion             |                     | <u>FIRST READING</u> |
|      |      |                   |                     |                      |
| (11) | 8-86 | HAROLD SILBERBERG | Stonewood Drive,    | From "SF-3"          |
|      | 008  | By Jeryl Hart     | Ridgestone Drive, & | To PUD/Single-family |
|      |      | Engineers         | Chimney Corners     | RECOMMENDED          |
|      |      |                   |                     | <u>FIRST READING</u> |
- c. Recommended by the Planning Commission, With Conditions:
- |      |     |                 |                      |                          |
|------|-----|-----------------|----------------------|--------------------------|
| (12) | -86 | DENNIS BAUERLE  | 2407-2603 Jones Road | From "SF-3"              |
|      | 143 | By Clifford     | 2602 Ektom Drive     | To Tr. A "MF-3"          |
|      |     | Curry           |                      | Tr. B "MF-2"             |
|      |     |                 |                      | Tr. C "SF-6"             |
|      |     |                 |                      | RECOMMENDED "MF-3" on    |
|      |     |                 |                      | Tract A subject to       |
|      |     |                 |                      | "MF-2" density if        |
|      |     |                 |                      | developed for any use    |
|      |     |                 |                      | other than group         |
|      |     |                 |                      | residential, "MF-2"      |
|      |     |                 |                      | on Tract B limited to    |
|      |     |                 |                      | 30 units & "SF-6" on     |
|      |     |                 |                      | Tract C limited to       |
|      |     |                 |                      | 35 units.                |
|      |     |                 |                      | <u>FIRST READING</u>     |
|      |     |                 |                      |                          |
| (13) | -86 | MARBELLA        | 8319 Peaceful Hill   | From "DR"                |
|      | 137 | DEVELOPMENT CO. | Lane                 | To "LI"                  |
|      |     | By Jean Bringol |                      | RECOMMENDED (as amended) |
|      |     |                 |                      | "LI" & "WLO"             |

"LI" for Lots 1, 2, 9 10, 11, & 12 (4.97 acres), "WLO" for Lots 3, 4, 5, 6, 7 & 8 (8.58 acres) except for "SF-6" (30' buffer along the north side of Lots 5, 6, & 7 (0.29 acres) subject to the following conditions: Dedication of right-of-way along Peaceful Hill Lane 32 feet from centerline. Proposed Commercial Boulevard shall not access Peaceful Hill Lane. No lot shall access Peaceful Hill Lane. A minimum lot size of 20,000 square feet shall be required for lots zoned "LI". The following uses types are prohibited: Basic Industry, General Warehousing & Distribution, and Resource Extraction. Lots 4, 5, and 6 shall have a 30 ft. landscaped buffer zone with the following requirements: For every 400 sq. ft., at least the following native plant material shall be installed: One (1) two inch capiper large oak, elm or pecan tree; two (2) five to six foot high small ornamental trees; and six (6) five gallon small or large shrubs. Credit towards these landscaping requirements shall be given for existing vegetation based on the following formula: Class 1 plant material 100%, Class 2 plant material 75%, Class 3 plant material 50%. Shrubs to form a continuous buffer. An irrigation system is required.

FIRST READING

- (14) -86 NASH PHILLIPS/ 15108-15234 I.H.  
076 COPUS 35 North  
By Ambrust & Brown
- From "I-SF-2"  
To "CS"  
RECOMMENDED subject to TIA recommendations and the following conditions negotiated with the neighborhood: The following uses would be prohibited: bar, night-club, lounge, or restaurant deriving a majority of its revenue from the sales of alcoholic beverages; massage parlor, adult book or film store, adult theater, or other sexually oriented establishment. No road access permitted from site into single-family area of Wells Branch MUD to the west.  
FIRST READING
- (15) -86 GREATER MOUNT 1801, 1803 & 1805  
103 ZION BAPTIST Pennsylvania Avenue  
By Don Tew
- From "SF-3"  
To "GO"  
RECOMMENDED with restrictive covenant restricting use to religious assembly and related uses. To be enforced by the City and property owners within 1,000 feet. Submit a site plan as a condition of zoning to be approved by Planning Commission.  
POSTPONED 10/16/86 at 4:00 P.M.
- (16) -86 WILLIAMSON POINT 5930-6024 West Creek  
132 JOINT VENTURE Drive  
By Ambrust & Brown
- From "DR"  
To Lot 1 "MF-2"  
Lot 2 "MF-2"  
Lot 3 "MF-2"  
Lot 4 "W/LO"  
Lot 5 "MF-1"  
Lot 6 "MF-1"  
100 Year Floodplain (all lots) "RR"  
RECOMMENDED subject to agreement with West Creek Neighborhood Association.  
FIRST READING

(Continued next page)

Also subject to TIA requirements and a date reference to West Creek Neighborhood Association from a letter dated February 28, 1986.

- |      |     |                    |                    |                       |
|------|-----|--------------------|--------------------|-----------------------|
| (17) | -86 | NORTHWOOD PLAZA    | 2900 West Anderson | From "GR"             |
|      | 130 | PARTNERS, LTD.     | Lane               | To "CS-1"             |
|      |     | JOE FOSTER COMPANY |                    | RECOMMENDED except to |
|      |     | By Ambrust &       |                    | recommend waiver to   |
|      |     | Brown              |                    | Council for Rockwood  |
|      |     |                    |                    | Lane Right-of-way     |
|      |     |                    |                    | dedication.           |

CONTINUED 11/13 at 5:00 P.M.

(On Councilmember Rose's motion, Councilmember Urdy's second,  
6-0 Vote, Mayor Cooksey absent.)

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- |      |     |                   |                    |                           |
|------|-----|-------------------|--------------------|---------------------------|
| (18) | -86 | HOBBY HORSE JOINT | 11900-12000 Burnet | From "GO"                 |
|      | 163 | VENTURE           | Road               | To "GR"                   |
|      |     | By Jack Morton    |                    | RECOMMENDED "GR" and tie  |
|      |     |                   |                    | the "LO" tract to the     |
|      |     |                   |                    | north across Gracy Farms  |
|      |     |                   |                    | to "LO" zoning, with      |
|      |     |                   |                    | no driveway alligned      |
|      |     |                   |                    | with the easternmost      |
|      |     |                   |                    | median cut on Gracy Farms |
|      |     |                   |                    | Lane. Recommend that      |
|      |     |                   |                    | the applicant work with   |
|      |     |                   |                    | the Urban Transportation  |
|      |     |                   |                    | Department to amend the   |
|      |     |                   |                    | Austin Roadway Plan and   |
|      |     |                   |                    | reclassify Gracy Farms    |
|      |     |                   |                    | Lane between Burnet       |
|      |     |                   |                    | Road and Metric Boulevard |
|      |     |                   |                    | to an arterial, tied to   |
|      |     |                   |                    | a net FAR limitation of   |
|      |     |                   |                    | .25, applicant is to      |
|      |     |                   |                    | meet with neighborhood    |
|      |     |                   |                    | association prior to      |
|      |     |                   |                    | Council. A waiver from    |
|      |     |                   |                    | the 200 ft. PRA driveway  |
|      |     |                   |                    | separation was granted.   |

FIRST READING

(On Councilmember Rose's motion, Councilmember Urdy's second,  
6-0 Vote, Mayor Cooksey absent.)

10/8/86

- (19) -84 REV. A. D. 6100-6300 South 1st From "I-SF-3"  
 213 EBERHART Street To "GR"  
 By Jimmy Nassour RECOMMENDED  
 The Planning Commission did not review the site plan. However, their action on the rezoning request is stated as follows: To grant "GR" subject to site plan review prior to City Council hearing, deed restriction prohibiting apartments and bars, dedication of up to 35 ft. of right-of-way from Eberhart Lane.
- POSTPONED 10/23/86 at 4:00 P.M.
- (20) -86 WILLIAM CANNON 607-817 North Bluff From Tr. 2 "SF-3"  
 144 JOINT VENTURE Drive Tr. 3 "SF-3"  
 By Cox, Croslin Tr. 4 "MF-2," "NO"  
 and Associates and "RR"  
 To Tr. 2 "GR"  
 Tr. 3 "GR"  
 Tr. 4 "GR", "NO" "RR"  
 RECOMMENDED subject to

to conditions: "GR: zoning for the property to include the northern face of the cinema; "NO" zoning for the remainder. No less than 15,000 square feet of the northernmost buildings to be zoned "GR" shall be used for the theatre use. Five feet of right-of-way dedication for tract 3 to be used as a public utility easement, contingent upon approval by Public Works. Limited to one curb cut along William Cannon Drive to align with the curb cut across the street. Dedication of five feet of right-of-way on tract 3, in addition to the five feet public utility easement. Limited to an F.A.R. of .25 and a total square footage of 127,500. Investigate the city's interest in obtaining the northernmost portion of the site as a greenbelt. Shared parking agreement to be worked out prior to placement on City Council agenda. Investigate stripping the greenbelt portion of the site "RR".

#### FIRST READING

(On Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, 6-0 Vote, Mayor Cooksey absent.)

(21) r-86 CROW-GOTTESMAN-  
109A SHAFER LIMITED  
PARTNERSHIP  
By Gail Temple

Westgate Boulevard  
(proposed), south  
of Loop 360 and  
West of U.S. Highway  
290

From "SF-2"  
To Tr. 2 "MF-2"  
Tr. 3 "GO"  
Tr. 4 "GO"  
Tr. 5 "LO"  
"RECOMMENDED "MF-2" on  
Tr. 2, "GO" on Trs.  
3 & 4, "LO" on Tr. 5  
and all requested  
waivers from compati-  
bility standards and  
the Hill Country  
Roadway Corridor  
Ordinance, subject  
to the following:

All staff and T.I.A. recommendations, and ordinance requirements.  
All five (5) construction techniques recommended by the  
Environmental Section of the Office of Land Development Services.  
The applicant will minimize the amount of blasting that will occur  
within the site, in accordance with recommendations of the  
Environmental Section of the Office of Land Development Services.  
Environmentally significant features within the site will be  
protected. Prior to the final ordinance reading for the zoning  
in this case, the neighborhood to the south and the applicant  
will agree and record a restrictive covenant to delineate a 200  
foot natural buffer zone along the south and west property line  
of Tract 3.

POSTPONED 10/9/86 at 4:00 P.M.

(22) r-86 CROW-GOTTESMAN-  
109B SHAFER LIMITED  
PARTNERSHIP  
By Gail Temple

Westgate Boulevard  
(proposed), south  
of Loop 360 and  
West of U.S. Highway  
290

From "SF-2"  
To "GO"  
RECOMMENDED "GO"  
and all requested  
waivers from compati-  
bility standards and  
the Hill Country  
Roadway Corridor  
Ordinance, subject  
to the following:

All staff and T.I.A. recommendations, and ordinance requirements.  
All five (5) construction techniques recommended by the  
Environmental Section of the Office of Land Development Services.  
The applicant will minimize the amount of blasting that will occur  
within the site, in accordance with recommendations of the  
Environmental Section of the Office of Land Development Services.  
Environmentally significant features within the site will be  
protected.

POSTPONED 10/9/86 at 4:00 P.M.

- (23) r-86 CROW-GOTTESMAN- Westgate Boulevard From "SF-2"  
 109C SHAFER LIMITED (proposed), south To Tr. 1 "MF-2"  
 PARTNERSHIP of Loop 360 and Tr. 7 "LO"  
 By Gail Temple West of U.S. Highway RECOMMENDED "MF" &  
 290 "LO" and all requested  
 waivers from compati-  
 bility standards and  
 the Hill Country  
 Roadway Corridor  
 Ordinance, subject  
 to the following:

All staff and T.I.A. recommendations, and ordinance requirements.  
 All five (5) construction techniques recommended by the Environ-  
 mental Section of the Office of Land Development Services. The  
 applicant will minimize the amount of blasting that will occur  
 within the site, in accordance with recommendations of the En-  
 vironmental Section of the Office of Land Development Services. En-  
 vironmentally significant features within the site will be protected.

POSTPONED 10/9/86 at 4:00 P.M.

- (24) r-86 AUSTIN 360 LTD. 8310 Capital of From "LO"  
 193 By Stuart Norman Texas Hwy. To "GR"  
 RECOMMENDED subject  
 to approval of 1,000 sq.  
 ft. of food service on 1st  
 floor as specified on site  
 plan; Approval of 1,100  
 sq. ft. for recreation,  
 exercise, sales and  
 consultation on 1st floor  
 as shown on site plan;  
 Approval of 2,100 sq. ft.  
 intended for use by  
 occupants of the build-  
 ings, their customers and  
 clients except for off-  
 site delivery of  
 referenced food service.  
~~No advertising of food-~~  
~~sales in newspaper, radio,~~  
~~or TV except for marketing~~  
~~of building.~~

ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,  
 6-0 Vote, Mayor Cooksey absent.)



d. NO Recommendation from the Planning Commission, (Not a Quorum Vote)

(25)	r-84	PHIL MOCKFORD,	9931, 9937 & 10009	From "I-SF-2"
	038	TRS.	Research Boulevard	To "CH"
		By Ambrust &		NO RECOMMENDATION
		Brown		

GRANT "CH" FOR HOTEL  
LIMIT F.A.R. TO .7  
FIRST READING

(On Councilmember Rose's motion, Councilmember Urdy's second,  
 5-1 Vote, Councilmember Shipman voted No, Mayor Cooksey absent.)

e. NOT Recommended by the Planning Commission, Alternate Recommendation,  
 With Conditions:

(26)	r-85	WEST PATTON, LTD.	6715-6817 Convict	From "I-SF-2" & "SF-2"
	375	By Charles E.	Hill Road	To Tr. A "LO"
	A&B	Howard/	6602-6714 Ridge Oak	Tr. B "GR"
		Judy Little	Drive	Tr. C "LR"
			5900-6200 proposed	Tr. D "LO"
			Wm. Cannon Drive	NOT RECOMMENDED

RECOMMENDED Tr. A "LO",  
 Tr. B "GR", Tr. C "LR"  
 and Tr. D "SF-6" with  
 access to Ridge Oak Road  
 subject to dedication of  
 up to 60 ft. of right-of-  
 way from the centerline  
 of Convict Hill Road,  
 and the proposed William  
 Cannon Drive, and up to  
 50 ft. of right-of-way  
 from the centerline of  
 Ridge Oak Road and a 25  
 foot landscape buffer  
 along the eastern property  
 line adjacent to Ridge  
 Oak Road and post fiscal  
 per the T.I.A. recommenda-  
 tions. Waiver from  
 compatibility standards  
 25 ft. setback granted  
 for Tract D.  
FIRST READING

Councilmember Shipman included in the motion: "If we put the  
 covenant with the land, tied to the site plan, then that takes care  
 of the zoning case. Then we could ask the City to initiate the

vacation of the right-of-way, then that might permanently take care of the problem. Would that work? Maybe that would expedite the whole thing."

(On Councilmember Shipman's motion, Councilmember Rose's second, 6-0 Vote, Mayor Cooksey absent.)

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f. NOT Recommended by the Planning Commission.

(27)	-86	STEPHEN A.	1512 Eva Street	From "SF-3"
	154	GREENBERG		To "NO"
		By Kathryn E. Allen		NOT RECOMMENDED
		(Applicant requests indefinite postponement)		
			POSTPONED DECEMBER 4, 1986 at 4:00 P.M.	

2. AMENDMENT TO RESTRICTIVE COVENANT/ORDINANCE AMENDMENT

a. Recommended by the Planning Commission, As Requested:

(1)	-84	NASH PHILLIPS/	6903-7007 Brodie	Amendment to
	286	COPUS, INC.	Lane	Restrictive Covenant
		By J. Bradley	6903-7101, 7000-	RECOMMENDED
		Greenblum	7100 Stirrup Bend	<u>APPROVED</u>
(2)	r-82	SHELL OIL	3730 Ed Bluestein	Ordinance Amendment
	033	COMPANY	Boulevard	<u>APPROVED</u>
		By Tom Curtis		

(On Councilmember Rose's motion, Councilmember Urdy's second, 6-0 Vote, Mayor Cooksey absent.)

ADJOURNMENT

Council adjourned its meeting at 6:37 p.m.